

01
A-006
CONCEPTUAL
BUILDING SECTION
SCALE: 1"= 20'-0"

GFA TABLE												
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
LEVEL	COMMERCIAL AREA	RESIDENTIAL UNITS	RESIDENTIAL STORAGE	RESIDENTIAL AMENITIES	RESIDENTIAL COMMON AREAS	VERTICAL CIRCULATION	BALCONIES & TERRACES	POOL DECK	SERVICES	PARKING	SITE CIRCULATION	TOTAL
10th Level	-	10,575.00	220.00	2,630.00	1,370.00	505.00	450.00	4,140.00	1,015.00	-	-	21,105.00
9th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
8th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
7th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
6th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
5th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
4th Level	-	17,475.00	595.00	-	1,765.00	500.00	3,235.00	-	225.00	-	-	23,795.00
3rd Level	-	-	350.00	-	305.00	430.00	-	-	35.00	6,575.00	-	7,695.00
2nd Level	-	-	1,140.00	-	760.00	690.00	-	-	40.00	26,245.00	-	28,675.00
1.5nd Level	-	-	2,640.00	-	630.00	1,125.00	-	-	35.00	23,360.00	-	27,790.00
Ground Level	3,650.00	-	-	-	1,750.00	810.00	-	-	5,090.00	1,645.00	15,775.00	26,720.00
TOTAL	3,650.00	115,425.00	7,700.00	2,630.00	15,605.00	6,560.00	7,360.00	4,140.00	7,565.00	57,825.00	15,775.00	244,455.00
	3,650.00	147,920.00					11,500.00		81,165.00			

EFFICIENCY = GROSS SELLABLE / TOTAL GROSS AREA = $\frac{(B) + (C) + (D)}{(M)}$ = 51.86%

* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

02
A-006
GFA TABLE
SCALE: NTS

UNIT MATRIX & UNIT AREAS													
-	1-BED			1-BED + DEN		2-BED						3-BED	TOTAL
	A-1	A-2	A-3	B-1	B-2	C-1	C-2	C-3	C-4	C-5	C-6	D-1	
LEVEL 10	3	1	1	1	1	1	-	1	1	1	-	1	12
LEVEL 9	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 8	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 7	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 6	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 5	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 4	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 3	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 2	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	0
-	39	7	7	13	13	7	6	7	7	13	6	7	132
	53			26		46						7	
		1-BED			1-BED + DEN		2-BED						3-BED
UNITS MIX (%)													
PROPOSED %	40.15%			19.70%		34.85%						5.30%	100.00%
AVERAGE UNIT SIZE (SF)													
PROPOSED SF	720			850		1,013						1,225	-
TOTAL UNIT AREA (SF)													
UNIT SIZE	700	750	800	850	850	1,000	1,000	1,000	1,000	1,000	1,100	1,225	-
UNIT COUNT	39	7	7	13	13	7	6	7	7	13	6	7	132
TOTAL (SF)	27,300	5,250	5,600	11,050	11,050	7,000	6,000	7,000	7,000	13,000	6,600	8,575	115,425

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874
(AVG UNIT SIZE)

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UNIT MATRIX
SCALE: NTS

AFFORDABLE UNITS MIX					
-	UNIT TYPE				TOTAL
	1-BED	1-BED+DEN	2-BED	3-BED	
LEVEL 10	-	-	-	-	0
LEVEL 9	3	-	1	-	4
LEVEL 8	3	-	1	-	4
LEVEL 7	3	-	1	-	4
LEVEL 6	3	-	1	-	4
LEVEL 5	3	-	1	-	4
LEVEL 4	-	-	-	-	0
LEVEL 3	-	-	-	-	0
LEVEL 2	-	-	-	-	0
LEVEL 1	-	-	-	-	0
-	15	0	5	0	20
UNITS MIX (% OF TOTAL UNITS PER UNIT TYPE)					
PROPOSED %	28.30%	-	10.87%	-	-
AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	720	-	1,013	-	-
90% AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	648	-	912	-	-

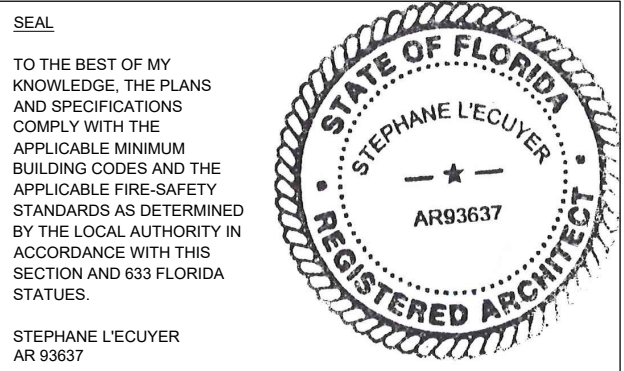
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AFFORDABLE
UNIT MATRIX
SCALE: NTS

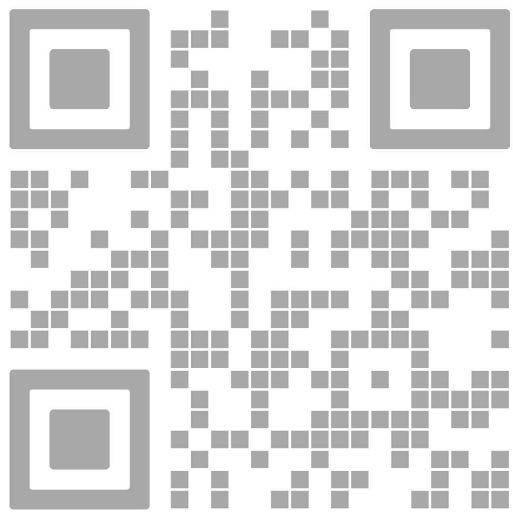


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ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	D.R.C. SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPAHO BEACH, FL 33062

CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX			
Drawn J. WU		Field ARCHITECTURE	
Verified N. TREMBLAY		Scale as shown	
Approved S. L'ECUYER		Date 05-28-2025	
Project Manager J. WU		Dwg. no. A-006	
Project 24-838			